

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
N/S Sugarcone Road, 434.8'(+/-)	* ZONING COMMISSIONER
E from c/l Mariposa Road	
2316 Sugarcone Road	* OF BALTIMORE COUNTY
3rd Election District	
2nd Councilmanic District	* Case No. 95-171-A
David Glazer, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by David Glazer and Stacey Glazer, his wife, for that property known as 2316 Sugarcone Road in the Greengate/Block B subdivision of Baltimore County. The Petitioner/property owners herein seek a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 3 ft., in lieu of the required 10 ft., for an accessory structure (garage), as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

OFFICE RECORDS SECTION
 DATE 12/1/95
 BY Mr. J. J. [Signature]

MICROFILMED

upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

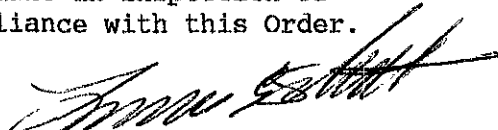
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1st day of Dec., 1994 that the Petition for a Zoning Variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 ft., in lieu of the required 10 ft., for an accessory structure (garage), in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3. The Petitioners shall comply with the ZAC comments from Developers Engineering Section, dated Nov. 21, 1994, which are adopted in their entirety and made a part of this Order.

4. Upon request and reasonable notice, the Petitioners shall permit a representative of the Zoning Enforcement Div. to make an inspection of the property to ensure compliance with this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date

By

LES:mmm

WICKS FILMS

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 30, 1994

Mr. and Mrs. David Glazer
2316 Sugarcone Road
Baltimore, Maryland 21209

RE: Petition for Administrative Zoning Variance
Case No. 95-171-A
Property: 2316 Sugarcone Road

Dear Mr. and Mrs. Glazer:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.



EXAMPLE 3 - Zoning Description

- 3 copies

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 2316 SUGARCONE RD.
(address)

Beginning at a point on the NORTH side of _____
(north, south, east or west) (name of

SUGARCONE RD. which is 60 FT.
street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 434.8' ± EAST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street MARIPOSA RD.
(name of street)

which is 50 FT. wide. *Being Lot # 7,
(number of feet of right-of-way width)

Block "B", Section # 1 in the subdivision of GREEN GATE
(name of subdivision)

as recorded in Baltimore County Plat Book # 33, Folio # 47, containing

0.37 AC. Also known as 2316 SUGARCONE RD.
(square feet or acres) (property address)

and located in the 3rd Election District, 2nd Councilmanic District.

ITEM # 171

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber _____, Folio _____" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

- _____ 12. FEATURES: Location of streams, stormwater management systems, drainage pipe systems on or within 50 feet of the property, and the 100-year floodplain, if any. If not in the floodplain, note this on the plan.
- _____ 13. B.O.C.A.: Buildings must meet the building code and fire code requirements with regard to type of construction, windows, setbacks, etc.
- _____ 14. SPECIAL REQUIREMENTS: For special hearings on two-apartment dwellings, floor plans detailing each floor with room sizes and uses are required. For waterfront construction such as piers, ask for a copy of the waterfront construction checklist (available in Room 109).

ALL OF THE ABOVE INFORMATION MUST BE COMPLETE AND ACCURATE OR THE PETITION CANNOT BE ACCEPTED FOR FILING.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-171-A

District 3rd

Date of Posting 11/10/94

Posted for: Variance

Petitioner: David & Stacy Glazer

Location of property: 2316 Sugarcone Rd, N/S

Location of Signs: Facing roadway, on property being zoned

Remarks: No Pole

Posted by M. M. M. M.
Signature

Date of return: 11/18/94

Number of Signs: 1

11/18/94





Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-171-A

Account: R-001-6150

Number 171

R.T

Date 11-4-94

MR. GLIZER

2316 SUGAR CONE
BALTO. MD 21209

010 — VARIANCE — \$ 50⁰⁰

050 — SIGN — \$ 35⁰⁰

TOTAL — \$ 85⁰⁰

MICROFILMED

03A03#0125NICHRC

\$85.00

BA 0009:27AM11-04-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 171

Petitioner: DAVID GLAZER

Location: 2316 SUGARLOVE RD. BALTO. MD. 21209

PLEASE FORWARD ADVERTISING BILL TO:

NAME: DAVID GLAZER

ADDRESS: 2316 SUGARLOVE Rd.

Baltimore, MD 21209

PHONE NUMBER: 410-486-6917

AJ: ggs

ENCLOSURE

(Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

Mr. & Mrs. David Glazer
2316 Sugarcone Road
Baltimore Maryland 21209

(410) 887-3353

NOV 21 1994

RE: Case No. 95-171A, Item No. 171
Petitioner: David & Stacey Glazer

Dear Mr. and Mrs. Glazer:

The Zoning Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on November 4, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

The following is related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office:

1. The director of the Office of Zoning Administration and Development Management has instituted a system whereby zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions' filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.
2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is the possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.
3. Those individuals who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e., 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Joyce Watson in the zoning office at 887-3391 or the commenting agency.

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jnw
Enclosure(s)

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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 11/21/94

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 11/14/94

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

164

166

167

169

170

171

LS:sp

LETTY2/DEPRM/TXTSBP

11/21/94

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

0001-11/16/94

Arnold Jallan
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
*ALL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF NOV. 14, 1994

Item No.: SEE BELOW

Zoning agenda:

Gentlemen:

Pursuant to your request, the referenced property has been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comments at this time
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 164, 165, 166, 167, 168,
169 AND 71.

REMOVED

NOV 17 1994

ZADM

REVIEWER: LT. ROBERT P. GALERWALL
Fire Marshal Office, (410) 887-4881, 43-1105F

cc: File

10/16/94



Printed with Soybean Ink
on Recycled Paper

INTER-OFFICE CORRESPONDENCE

DATE:

SUBJECT: Petitions from Zoning Advisory Committee

Item Nos. 153, 154, 155, 156, 157, 160, 162, 163, 164, 165, 168, and 171

Prepared by:

Division Chief.

NC153/PZONE/TXTJWL



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

11-14-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109

Re: Baltimore County

Item No.: * 171 (RT)

111 W. Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Ms. JOYCE LINTSON

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for RONALD BURNS,

~~David Ramsey~~, Acting Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

95-171

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Nov. 21, 1994
 Zoning Administration and Development Management

FROM: *[Signature]* Robert W. Bowling, P.E., Chief
 Developers Engineering Section

RE: Zoning Advisory Committee Meeting
 for November 21, 1994
 Item No. 171

The Developers Engineering Section has reviewed the subject zoning item. For the driveway entrance with curb and gutter, see Department of Public Works Standard Road and Street Detail Plate R-15A and Plate R-34.

RWB:sw

RECEIVED

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

November 10, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: David and Stacey Glazer
2316 Sugarcone Road
Baltimore, Maryland 21209

Re: CASE NUMBER: 95-171-A (Item 171)
2316 Sugarcone Road
N/S Sugarcone Road, 434.8' +/- E from c/l Mariposa Road
3rd Election District - 2nd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before November 13, 1994. The closing date (November 28, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

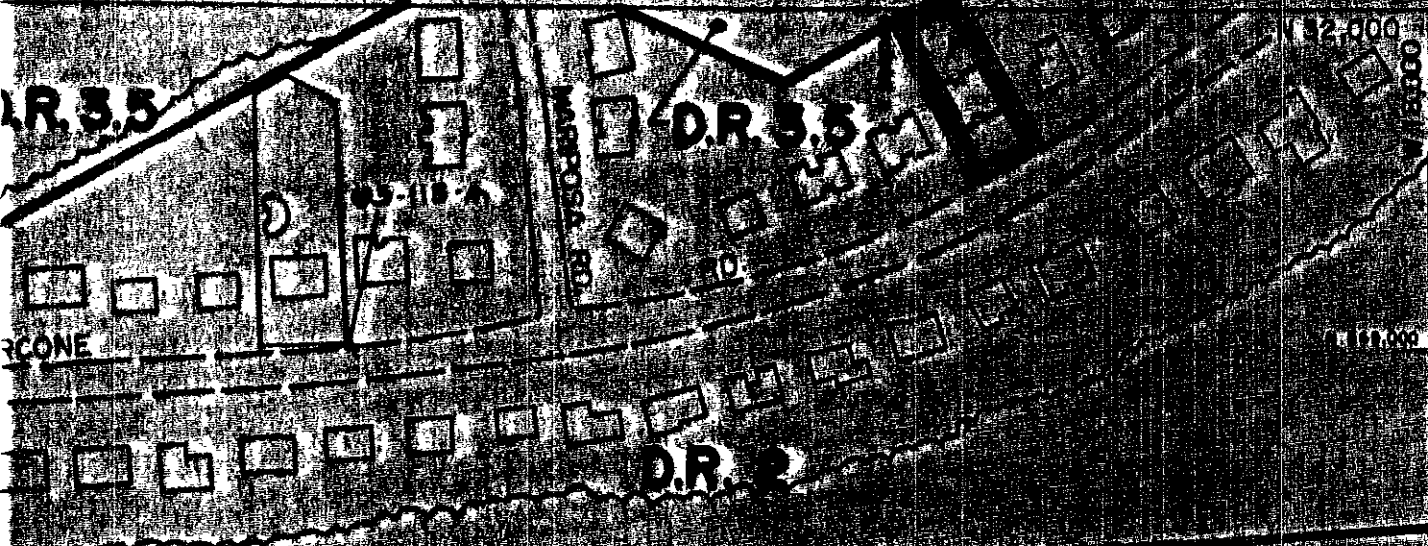
PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director



95-171-A



D.R. 3.5

ITEM # 176

NW 8-D



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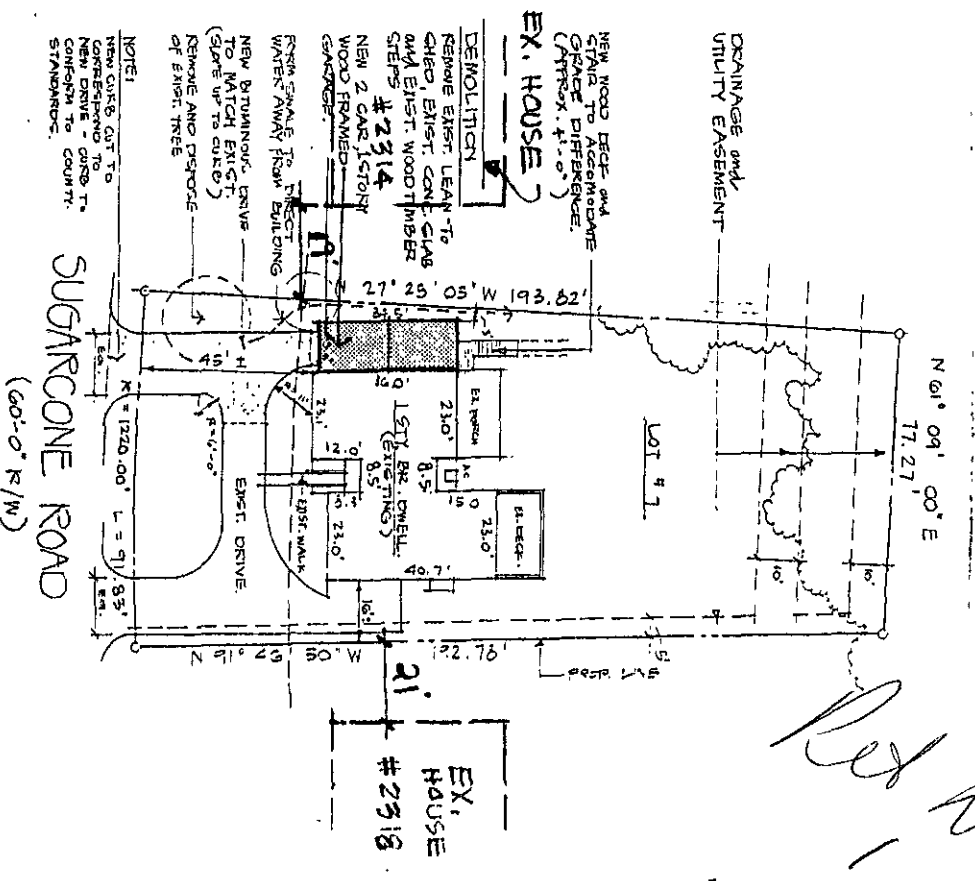
PROPERTY ADDRESS: 2316 SUGARCRONE ROAD

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: GREEN GATE / Block B

plat book # 33, folio # 47, lot # 7, section # 1 95-171-A

OWNER: DAVID GLAZER



A hand-drawn map showing the intersection of Greenspring Ave. and Sugarcone Road. Greenspring Ave. runs horizontally across the top, and Sugarcone Road runs vertically along the left side, meeting Greenspring Ave. from the south. A circle marks the intersection point. The text "SUBJECT PROPERTY" is written near the intersection. A north arrow points towards the top right. The number "1-645" is written on Greenspring Ave. to the north of the intersection.

LOCATION INFORMATION

Election District: 3RD

Councilman District: **2ND**

1"=200' scale map#: NW 8-D

Zoning: D.R. 3.5

Rolling: 37 16,335 #
Lot size: 37 16,335 #

acreage square feet

	public	private
SEWER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: **NONE,**

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:
--------------	---------	--------

R.T. 171



2314-House

WEST SIDE ELEV.

ITEM # 171



WEST SIDE ELEV.

ITEM # 171



Rear East
Side Elev.

Handwritten musical notation for the first system of the piece 'The Little Boat'. It features a treble clef, a key signature of one flat (B-flat), and a 2/4 time signature. The melody is written on a five-line staff with various notes, rests, and accidentals.

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2316 SUGARLORE RD.
address
Baltimore, MD 21209
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

1. Car was stolen from in front of house
2. To conserve more energy
3. Safety measure because we are on a main street of development
4. We have a 2 year old boy and another baby on the way
5. The new garage will be 3 feet from property line at one point

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
(signature)
DAVID GLAZER
(type or print name)



[Signature]
(signature)
STACEY GLAZER
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2 day of Nov, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DAVID & STACEY GLAZER

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

2 Nov 97
date

[Signature]
NOTARY PUBLIC

My Commission Expires:

27 July 97

MICROFILMED



Petition for Administrative Variance

95-171-A

to the Zoning Commissioner of Baltimore County

for the property located at 2316 SUGARCONE RD
which is presently zoned Residential DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.B & (208.3 R-10)

To permit a side yard setback of 3 feet in lieu of the required 10 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

(SEE BACK)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City State Zipcode

Legal Owner(s):

DAVID GLAZER

(Type or Print Name)

Signature

STACEY GLAZER

(Type or Print Name)

Signature

2316 SUGARCONE RD 962-7296-0FF.
Address Phone No. 486-6917 - HOME

Baltimore, MD 21209
City State Zipcode

Name, Address and phone number of representative to be contacted.

EDWARD J. LADWIG

Name

3119 SHANNON DR 325-3825
Address Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ___, 19___, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: R.T. DATE: 11-4-94

ESTIMATED POSTING DATE: 11-13-94



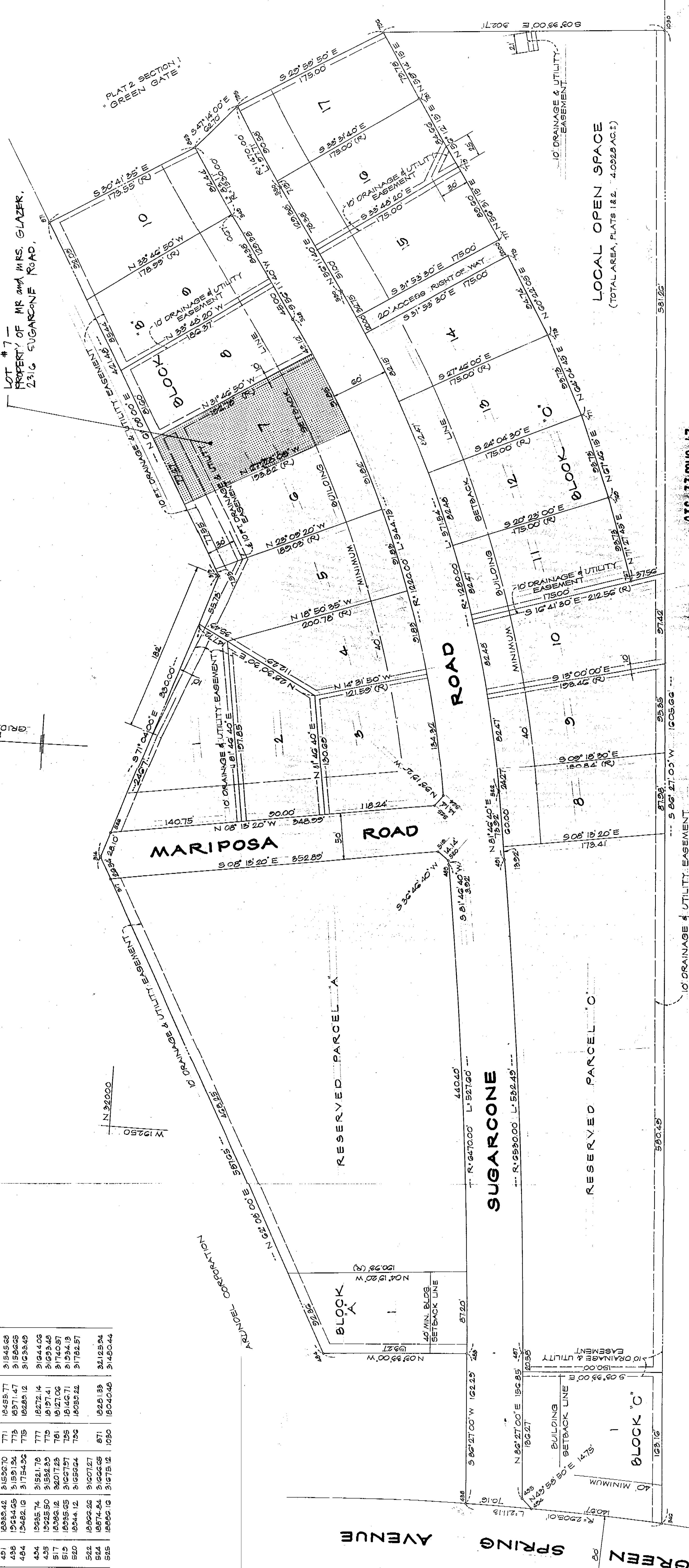
Printed with Soybean Ink
on Recycled Paper

ITEM #: 171

FROM		TO		RADIUS		CURVE LENGTH		DATA		TANGENT		CHORD BEARING	
346	436	2.90501	1.1	13.5	0.4	0.3	512	105.61	N 02° 16' 55" E	211.09			
348	549	1.93006	8.9	11	0.5	0.45		41.37	S 57° 48' 02" W	540.23			
562	524	1.22000	5.4	7.5	0.5	0.5	20	270.95	S 68° 50' 10" W	940.20			
468	463	4.71000	9.7	16.0	0.4	40	20	220.95	S 64° 00' 30" W	947.45			
497	431	0.55000	9.2	4.9	0.4	40	20	220.95	S 64° 00' 30" W	932.35			
522	522	5.71000	57.1	34	0.3	45	30	230.61	N 68° 59' 10" E	956.60			
550	550	1.70000	0.7	1	0.3	45	30	49.67	N 58° 05' 55" E	973.65			

COORDINATES					
NO.	WEST	NORTH	NO.	WEST	NORTH
316	16505.01	11622.50	562	16596.08	26200.52
317	16505.42	11622.44	563	16597.59	26201.08
318	16505.85	11622.38	564	16599.15	26201.51
319	16506.28	11622.32	565	16600.76	26202.06
320	16506.71	11622.26	566	16602.38	26202.62
321	16507.14	11622.20	567	16604.03	26203.19
322	16507.57	11622.14	568	16605.68	26203.76
323	16508.00	11622.08	569	16607.34	26204.34
324	16508.43	11622.02	570	16608.99	26204.92
325	16508.86	11621.96	571	16610.66	26205.51
326	16509.29	11621.90	572	16612.33	26206.10
327	16509.72	11621.84	573	16614.01	26206.69
328	16510.15	11621.78	574	16615.69	26207.28
329	16510.58	11621.72	575	16617.37	26207.87
330	16511.01	11621.66	576	16619.06	26208.46
331	16511.44	11621.60	577	16620.74	26209.05
332	16511.87	11621.54	578	16622.43	26209.64
333	16512.30	11621.48	579	16624.12	26210.23
334	16512.73	11621.42	580	16625.81	26210.82
335	16513.16	11621.36	581	16627.50	26211.41
336	16513.59	11621.30	582	16629.19	26212.00
337	16514.02	11621.24	583	16630.88	26212.59
338	16514.45	11621.18	584	16632.57	26213.18
339	16514.88	11621.12	585	16634.26	26213.77
340	16515.31	11621.06	586	16635.95	26214.36
341	16515.74	11621.00	587	16637.64	26214.95
342	16516.17	11620.94	588	16639.33	26215.54
343	16516.60	11620.88	589	16641.02	26216.13
344	16517.03	11620.82	590	16642.71	26216.72
345	16517.46	11620.76	591	16644.40	26217.31
346	16517.89	11620.70	592	16646.09	26217.90
347	16518.32	11620.64	593	16647.78	26218.49
348	16518.75	11620.58	594	16649.47	26219.08
349	16519.18	11620.52	595	16651.16	26219.67
350	16519.61	11620.46	596	16652.85	26220.26
351	16520.04	11620.40	597	16654.54	26220.85
352	16520.47	11620.34	598	16656.23	26221.44
353	16520.90	11620.28	599	16657.92	26222.03
354	16521.33	11620.22	600	16659.61	26222.62
355	16521.76	11620.16	601	16661.30	26223.21
356	16522.19	11620.10	602	16662.99	26223.80
357	16522.62	11620.04	603	16664.68	26224.39
358	16523.05	11620.00	604	16666.37	26224.98
359	16523.48	11619.94	605	16668.06	26225.57
360	16523.91	11619.88	606	16669.75	26226.16
361	16524.34	11619.82	607	16671.44	26226.75
362	16524.77	11619.76	608	16673.13	26227.34
363	16525.20	11619.70	609	16674.82	26227.93
364	16525.63	11619.64	610	16676.51	26228.52
365	16526.06	11619.58	611	16678.20	26229.11
366	16526.49	11619.52	612	16679.89	26229.70
367	16526.92	11619.46	613	16681.58	26230.29
368	16527.35	11619.40	614	16683.27	26230.88
369	16527.78	11619.34	615	16684.96	26231.47
370	16528.21	11619.28	616	16686.65	26232.06
371	16528.64	11619.22	617	16688.34	26232.65
372	16529.07	11619.16	618	16689.99	26233.24
373	16529.50	11619.10	619	16691.68	26233.83
374	16529.93	11619.04	620	16693.37	26234.42
375	16530.36	11618.98	621	16695.06	26235.01
376	16530.79	11618.92	622	16696.75	26235.60
377	16531.22	11618.86	623	16698.44	26236.19
378	16531.65	11618.80	624	16699.99	26236.78
379	16532.08	11618.74	625	16701.68	26237.37
380	16532.51	11618.68	626	16703.37	26237.96
381	16532.94	11618.62	627	16705.06	26238.55
382	16533.37	11618.56	628	16706.75	26239.14
383	16533.80	11618.50	629	16708.44	26239.73
384	16534.23	11618.44	630	16710.13	26240.32
385	16534.66	11618.38	631	16711.82	26240.91
386	16535.09	11618.32	632	16713.51	26241.50
387	16535.52	11618.26	633	16715.20	26242.09
388	16535.95	11618.20	634	16716.89	26242.68
389	16536.38	11618.14	635	16718.58	26243.27
390	16536.81	11618.08	636	16720.27	26243.86
391	16537.24	11618.02	637	16721.96	26244.45
392	16537.67	11617.96	638	16723.65	26245.04
393	16538.10	11617.90	639	16725.34	26245.63
394	16538.53	11617.84	640	16727.03	26246.22
395	16538.96	11617.78	641	16728.72	26246.81
396	16539.39	11617.72	642	16730.41	26247.40
397	16539.82	11617.66	643	16732.10	26247.99
398	16540.25	11617.60	644	16733.79	26248.58
399	16540.68	11617.54	645	16735.48	26249.17
400	16541.11	11617.48	646	16737.17	26249.76
401	16541.54	11617.42	647	16738.86	26250.35
402	16541.97	11617.36	648	16740.55	26250.94
403	16542.40	11617.30	649	16742.24	26251.53
404	16542.83	11617.24	650	16743.93	26252.12
405	16543.26	11617.18	651	16745.62	26252.71
406	16543.69	11617.12	652	16747.31	26253.30
407	16544.12	11617.06	653	16749.00	26253.89
408	16544.55	11617.00	654	16750.69	26254.48
409	16544.98	11616.94	655	16752.38	26255.07
410	16545.41	11616.88	656	16754.07	26255.66
411	16545.84	11616.82	657	16755.76	26256.25
412	16546.27	11616.76	658	16757.45	26256.84
413	16546.70	11616.70	659	16759.14	26257.43
414	16547.13	11616.64	660	16760.83	26258.02
415	16547.56	11616.58	661	16762.52	26258.61
416	16547.99	11616.52	662	16764.21	26259.20
417	16548.42	11616.46	663	16765.90	26259.79
418	16548.85	11616.40	664	16767.59	26260.38
419	16549.28	11616.34	665	16769.28	26260.97
420	16549.71	11616.28	666	16770.97	26261.56
421	16550.14	11616.22	667	16772.66	26262.15
422	16550.57	11616.16	668	16774.35	26262.74
423	16551.00	11616.10	669	16776.04	26263.33
424	16551.43	11616.04	670	16777.73	26263.92
425	16551.86	11615.98	671	16779.42	26264.51
426	16552.29	11615.92	672	16781.11	26265.10
427	16552.72	11615.86	673	16782.80	26265.69
428	16553.15	11615.80	674	16784.49	26266.28
429	16553.58	11615.74	675	16786.18	26266.87
430	16554.01	11615.68	676	16787.87	26267.46
431	16554.44	11615.62	677	16789.56	26268.05
432	16554.87	11615.56	678	16791.25	26268.64
433	16555.30	11615.50	679	16792.94	26269.23
434	16555.73	11615.44	680	16794.63	26269.82
435	16556.16	11615.38	681	16796.32	26270.41
436	16556.59	11615.32	682	16798.01	26271.00
437	16557.02	11615.26	683	16799.70	26271.59
438	16557.45	11615.20	684	16801.39	26272.18
439	16557.88	11615.14	685	16803.08	26272.77
440	16558.31	11615.08	686	16804.77	26273.36
441	16558.74	11615.02	687	16806.46	26273.95
442	16559.17	11614.96	688	16808.15	26274.54
443	16559.60	11614.90	689	16809.84	26275.13
444	16560.03	11614.84	690	16811.53	26275.72
445	16560.46	11614.78	691	16813.22	26276.31
446	16560.89	11614.72	692	16814.91	26276.90
447	16561.32	11614.66	693	16816.60	26277.49
448	16561.75	11614.60	694	16818.29	26278.08
449	16562.18	11614.54	695	16819.98	26278.67
450	16562.61	11614.48	696	16821.67	26279.26
451	16563.04	11614.42	697	16823.36	26279.85
452	16563.47	11614.36	698	16825.05	26280.44
453	16563.90	11614.30	699	16826.74	26281.03
454	16564.33	11614.24	700	16828.43	26281.62
455	16564.76	11614.18	701	16830.12	26282.21
456	16565.19	11614.12	702	16831.81	26282.80
457	16565.62	11614.06	703	16833.50	26283.39
458	16566.05	11614.00	704	16835.19	26283.98
459	16566.48	11613.94	705	16836.88	26284.57
460	16566.91	11613.88	706	16838.57	26285.16
461	16567.34	11613.82	707	16840.26	26285.75
462	16567.77	11613.76	708	16841.95	26286.34
463	16568.20	11613.70	709	16843.64	26286.93
464	16568.63	11613.64	710	16845.33	26287.52
465	16569.06	11613.58	711	16847.02	26288.11
466	16569.49	11613.52	712	16848.71	26288.70
467	16569.92	11613.46	713	16850.40	26289.29
468	16570.35	11613.40	714	16852.09	26289.88
469	16570.78	11613.34	715	16853.78	26290.47
470	16571.21	11613.28	716	16855.47	26291.06
471	16571.64	11613.22	717	16857.16	26291.65
472	16572.07	11613.16	718	16858.85	26292.24
473	16572.50	11613.10	719	16860.54	26292.83
474	16572.93	11613.04	720	16862.23	26293.42
475	16573.36	11612.98	721	16863.92	26294.01
476	16573.79	11612.92	722	16865.61	26294.60
477	16574.22	11612.86	723	16867.30	26295.19
478	16574.65	11612.80	724	16868.99	26295.78
479	16575.08	11612.74	725	16870.68	26296.37
480	16575.51	11612.68	726	16872.37	26296.96
481	16575.94	11612.62	727	16874.06	26297.55
482	16576.37	11612.56	728	16875.75	26298.14
483	16576.80	11612.50	729	16877.44	26298.73
484	16577.23	11612.44	730	16879.13	26299.32
485	16577.66	11612.38	731	16880.82	26300.00
486	16578.09	11612.32	732	16882.51	26300.59
487	165				

LOT #7 -
PROPERTY OF MR and MRS. GLAZER,
2316 SUGARCONE ROAD,



016 33 FOLIO 47
 INDEXED for Record
 JAN 21 1969 at 2:10 PM
 same day recorded in lib
 0.30 folio
 One of the Records of
 Baltimore County and ex-
 amined per


WAITMAN B ZINN
JWB 345-21

PLAT | SECTION ONE
GREEN GATE

3RD ELECTION DISTRICT
BALTIMORE COUNTY, MD.
NOVEMBER 27 1908
SCALE 1:50

DEVELOPER
H.M.H. CONSTRUCTION COMPANY
3612 FORDS LANE
ATLANTA, GEORGIA 30310

MATZ, CHILDS & ASSOCIATES
1020 CROMWELL BRIDGE ROAD
BALTIMORE 4, MD



SURVEYORS CERTIFICATE:

I, JOHN C. CHILDS SR., a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown herein has been laid out, and the plat hereon prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill #459, Chapter 1016 of the Acts of 1945 and subsequent amendatory acts.

John C. Childs Sr. 1-15-69

OWNERS CERTIFICATE:

requirements of Section 72-B, Article
the Annotated Code of Maryland, (Flack
supplement) as far as they relate to the
tion of this plat have been complied with.

CONSTRUCTION COMPANY

J. J. J. J.

NOTE: COORDINATES and BEARINGS shown on this plat are referred to the system of coordinates established in The Baltimore County Metropolitan District and are based on the following traverse stations:

3024	W 12403.51	N 33363.15
3025	W 12335.02	N 32771.90

NOTE: STREETS and/or ROADS shown hereon and mention thereof in deeds are for purposes of dedication only, and the same are not intended to be dedicated to public use; the fee simple title to the land thereon is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

DATE: 1-16-69
DEPUTY STATE & COUNTY HEALTH OFFICER
Donald J. Lopez, MD

APPROVED, BALTIMORE COUNTY PLANNING BOARD

20/69 *Renee S. Carlsby*

PLANNING BOARD
BALTIMORE COUNTY
STREET ADDRESS: C.A.M.C. 171-
CITY: OGB 1/2/69
STATE: MD.

COMPUTED: H.G.W. DRAWN: T.P. CHECKED: P.L. J.O.#63271-H
2-84 115-G

115-0



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	ITEM # 171 PIKEVILLE AREA	N.W. 8-D
DATE OF PHOTOGRAPHY JANUARY 1986	MICROFILMED	

95-171-A